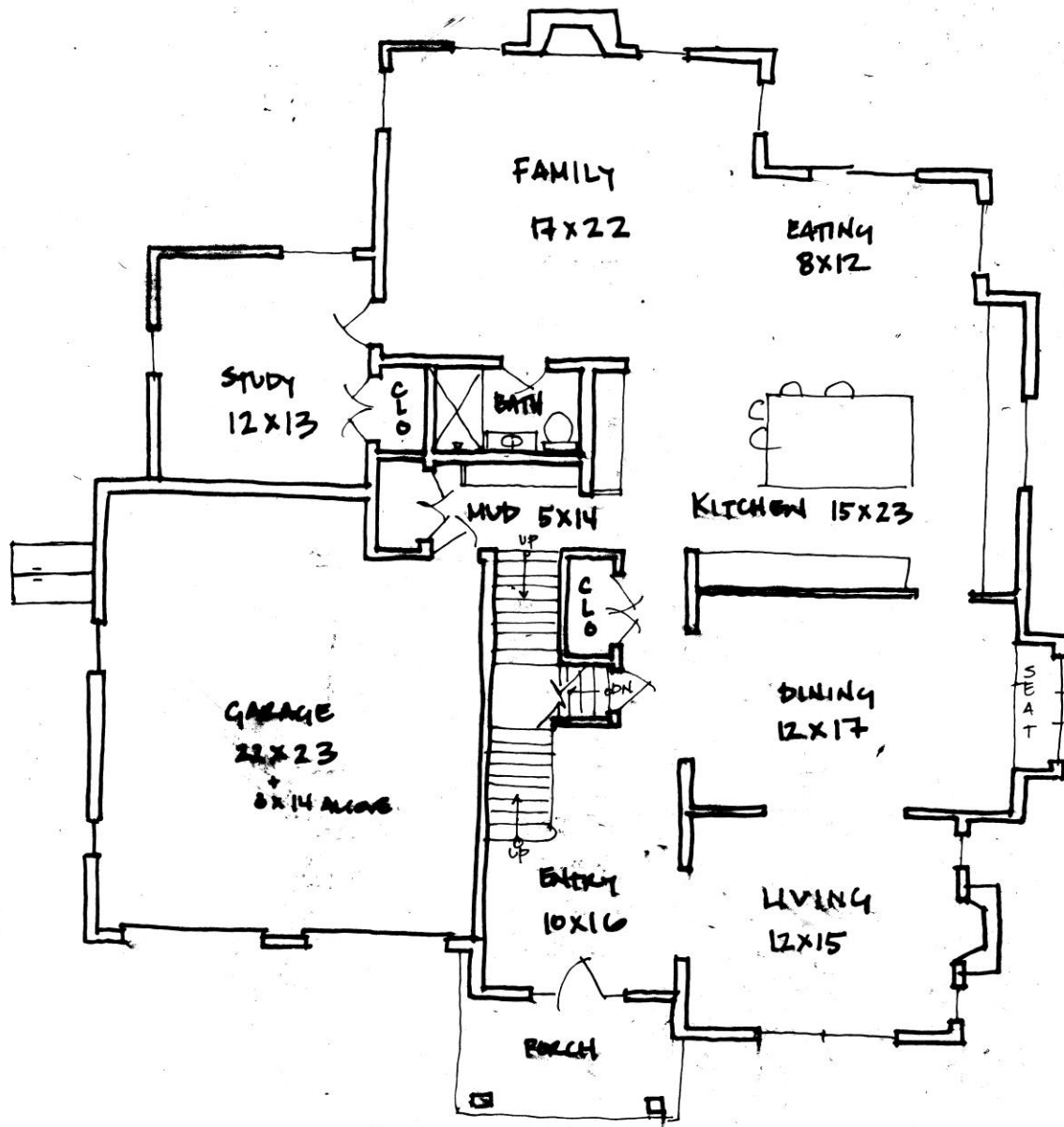


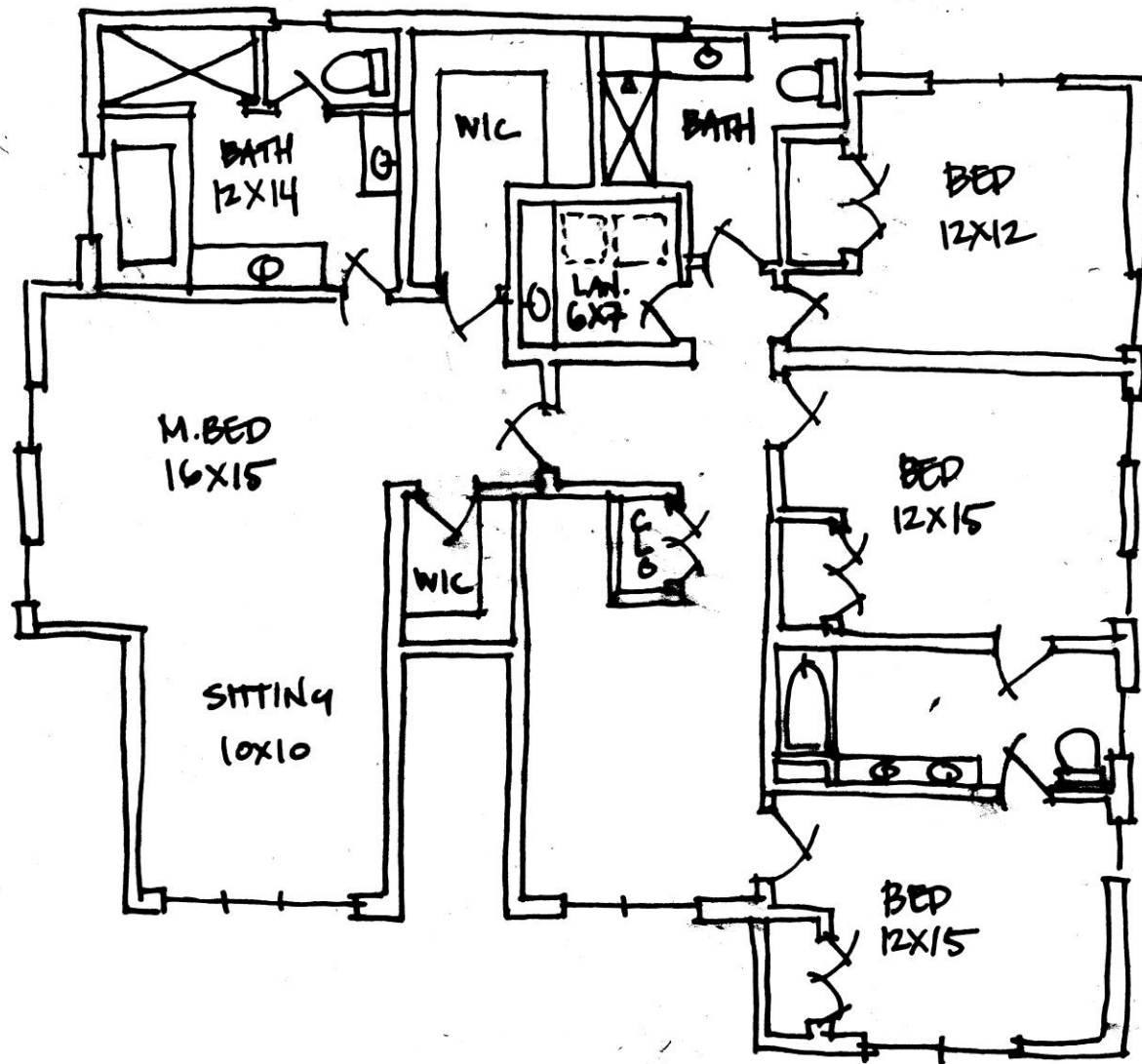
80 FT
DEPTH

CONFORMING PLOT PLAN

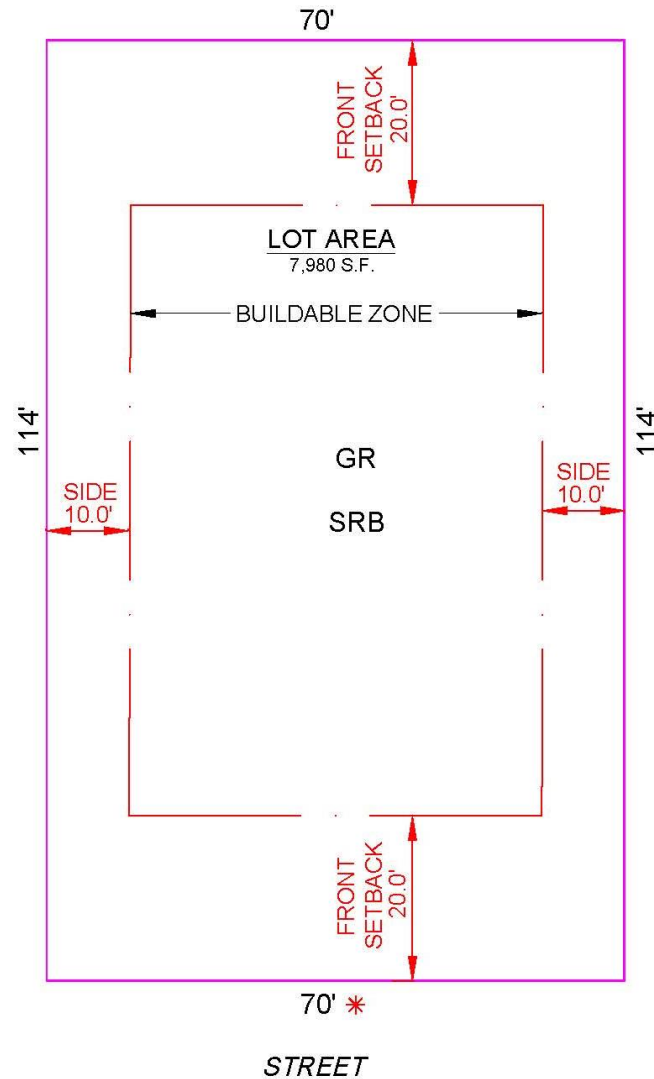
10,019 SF LOT
 3,802 SF 1ST & 2ND FLR
 .38 FAR
 1,914 1ST FLR
 547 GARAGE
 24.5% LOT COVERAGE



FIRST FLOOR .38 PAR
 CONFORMING LOT
 1,914 sq + 547 sq GARAGE



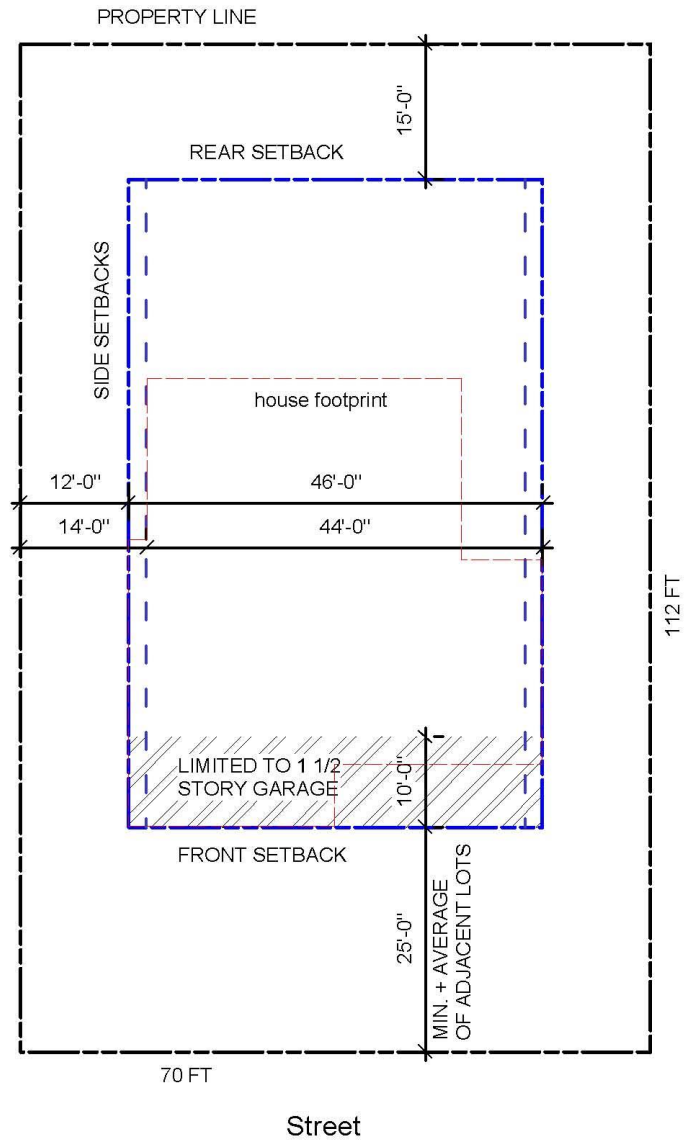
SECOND FLOOR .38 FAR
CONTAINING LOT
1,888 SF



Lge House Study
 Existing Site Dimensional Regs
 Non-Conforming Lot

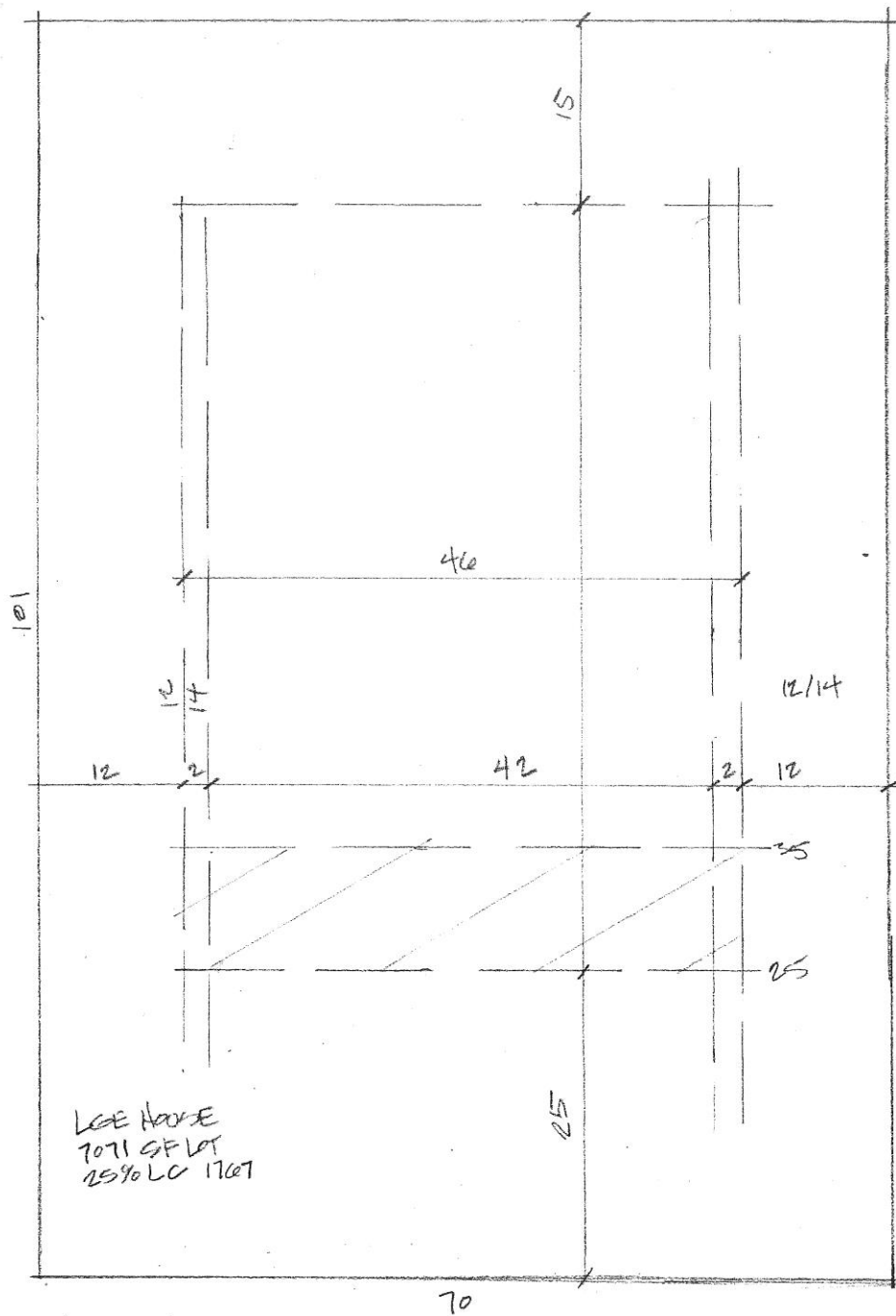
* MINIMUM FRONTAGE
 REQUIRED = 80'

SCALE 1" = 20'

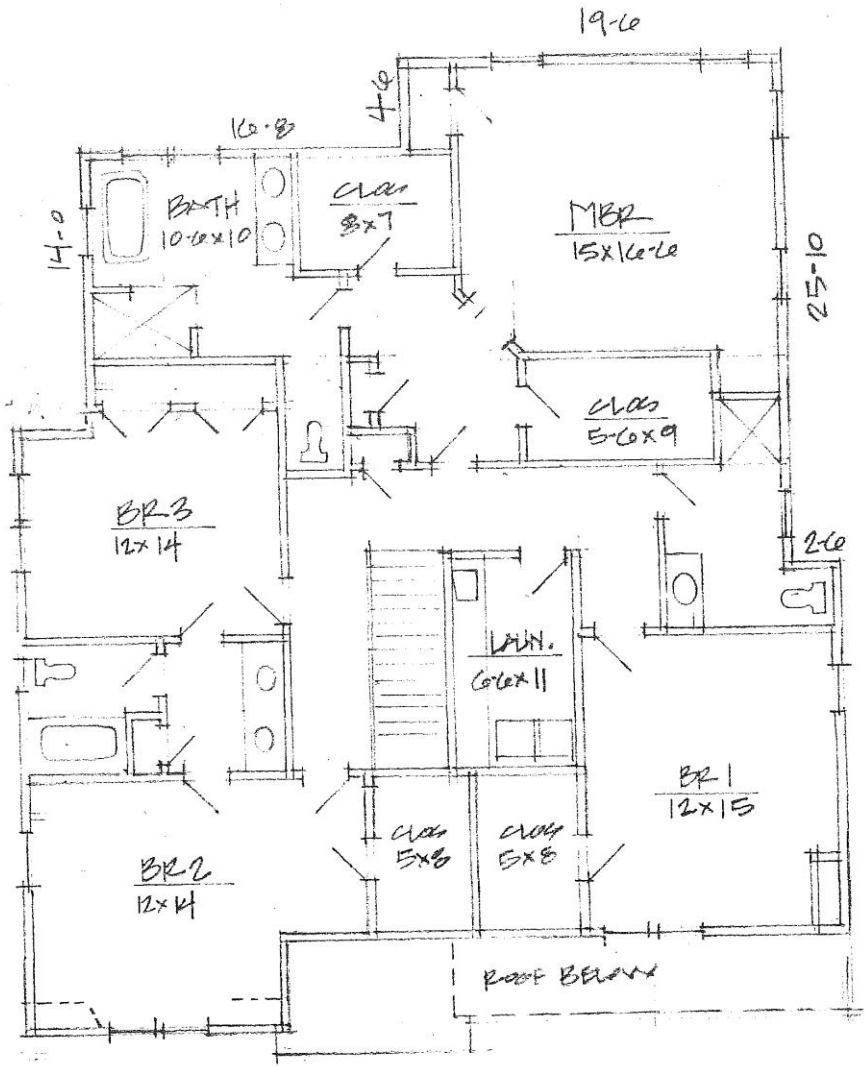


Lge House Study
 Proposed Site Dimensional Regs
 Non-Conforming Lot 7840sf

12.01.15
 r. 1.3.16



47-8



2ND FL 1/8"
1720 CF

LOE HOME STUDY
25% COVER
7071 S.F. LOT

A



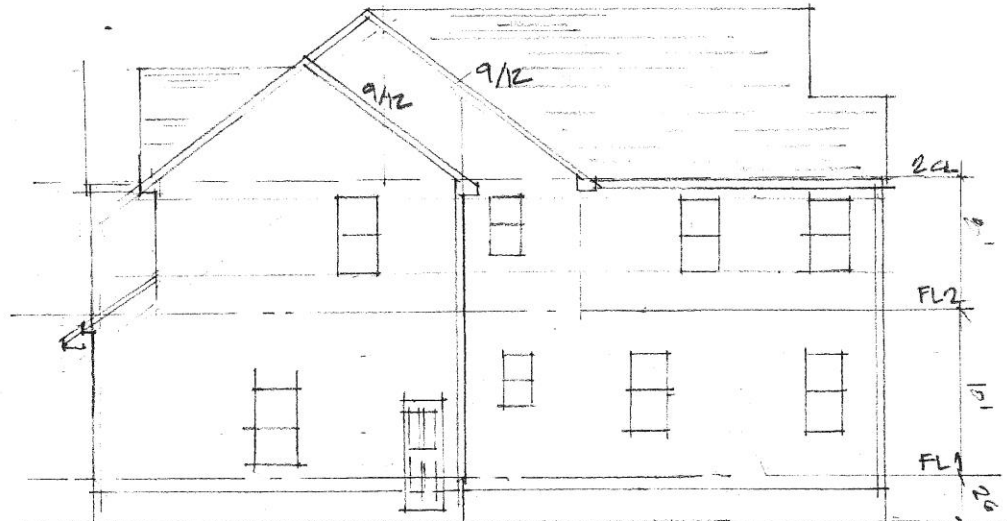
7700 SF LOT FRONT
25% COVERAGE

A

LGE HOUSE STUDY
 25% COVER
 7071 SF LOT

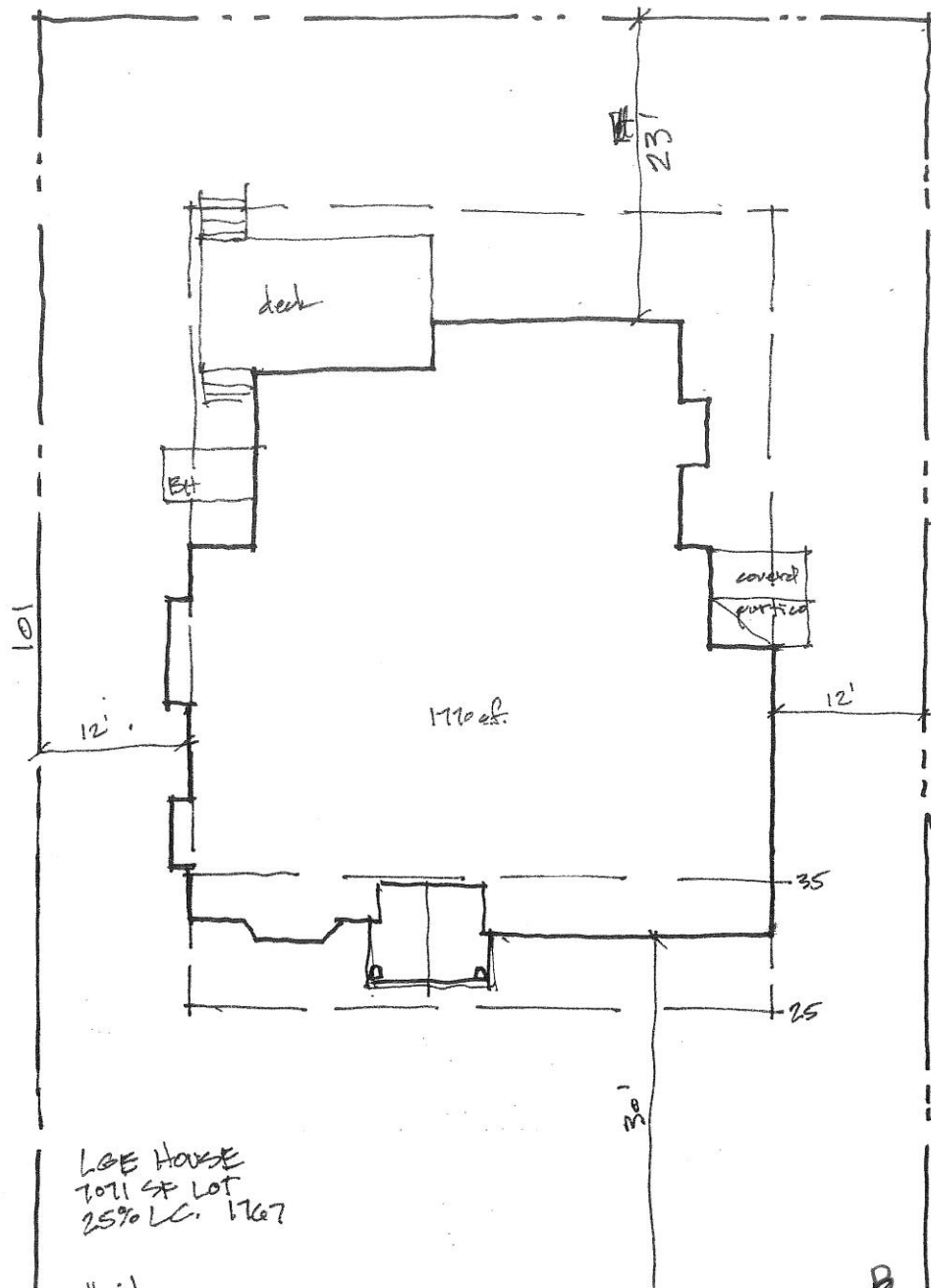


Front 1/2

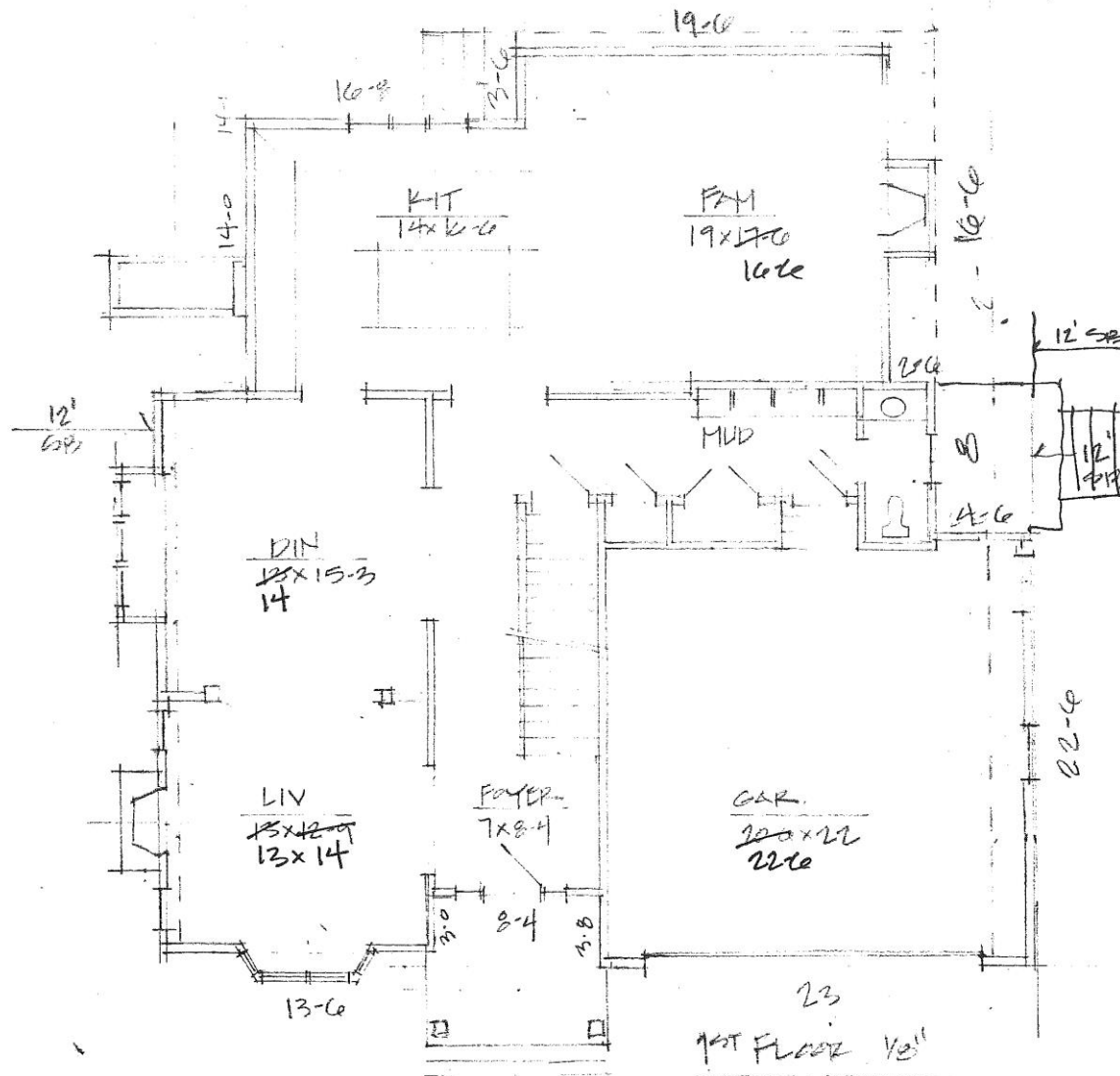


Right 1/2

☆



B



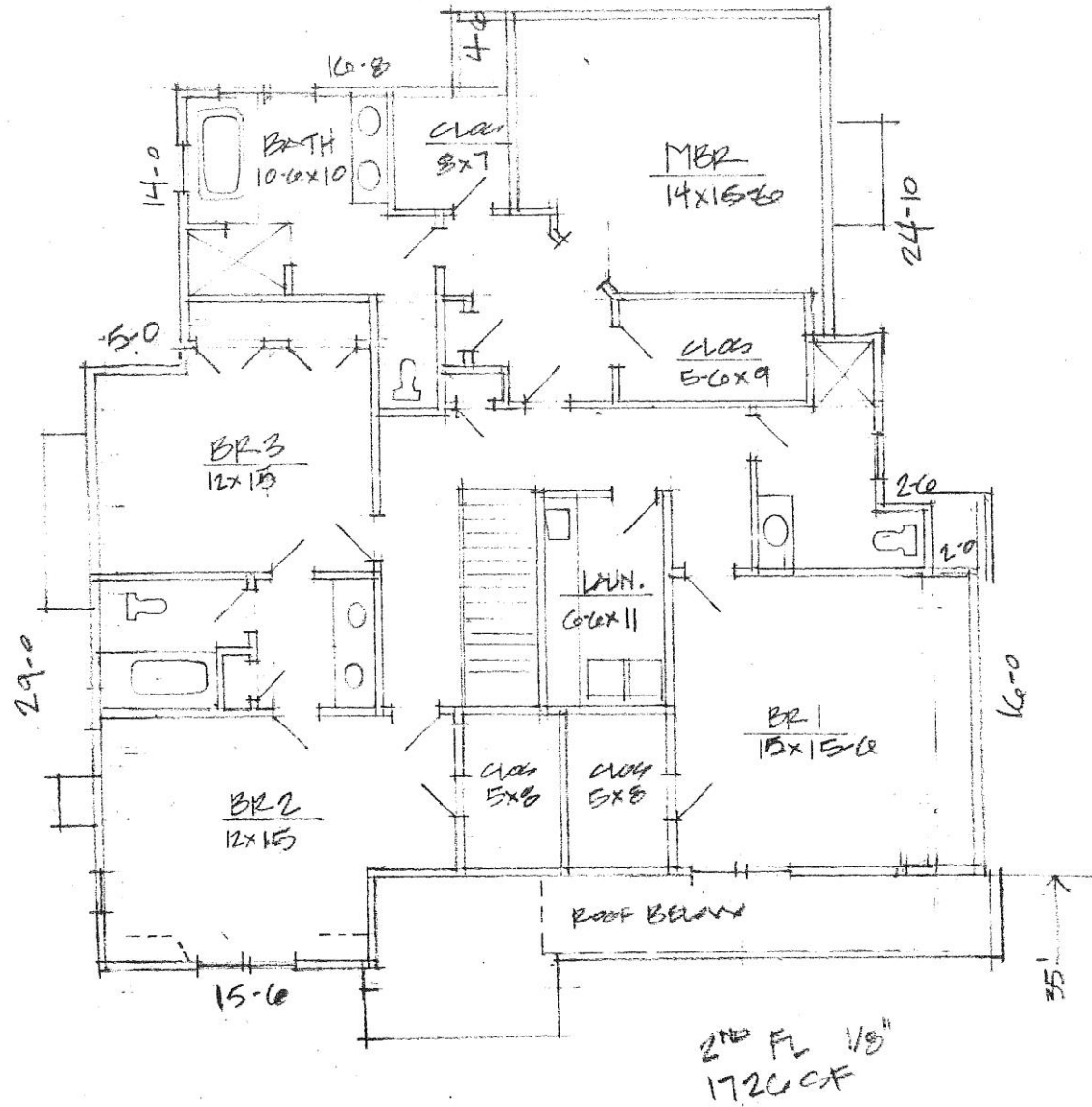
1st Floor Plan
 2000 sq ft
 7071 sq ft LOT 1773 sq ft COVERED
 1-24-16

23
 1ST FLOOR 1/2"
 1250 sq ft
 520 sq ft
 3000 sq ft TOTAL LIVING

B

19-60

47-8



LOE HOME STUDY
25% COVER
7071 S.F. LOT
1.24.16

B



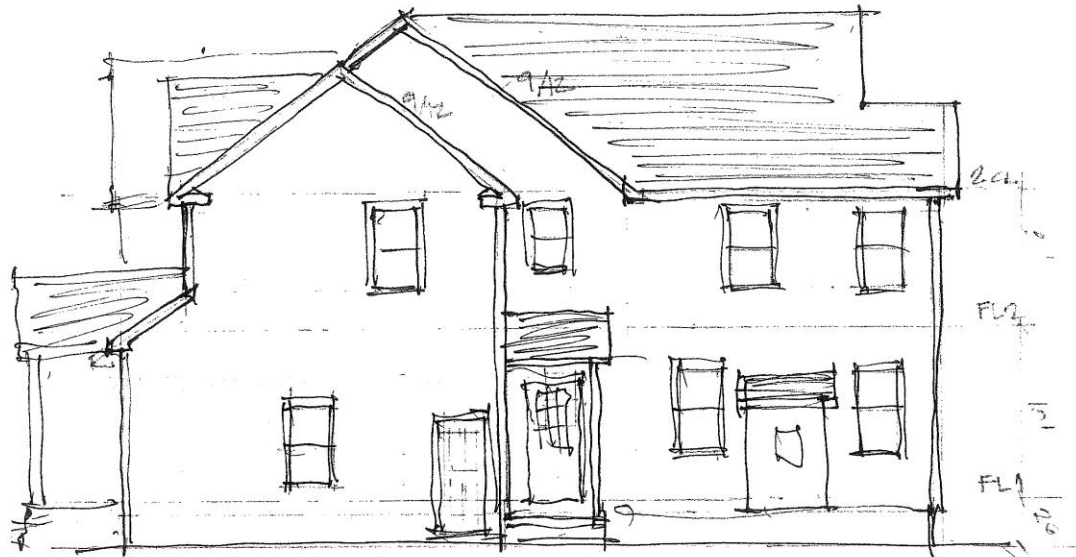
1.25.16

7071 sq lot
25% cover 1767
B

LOT HORIZ GROUND
EAST SIDE
70'11" LOT

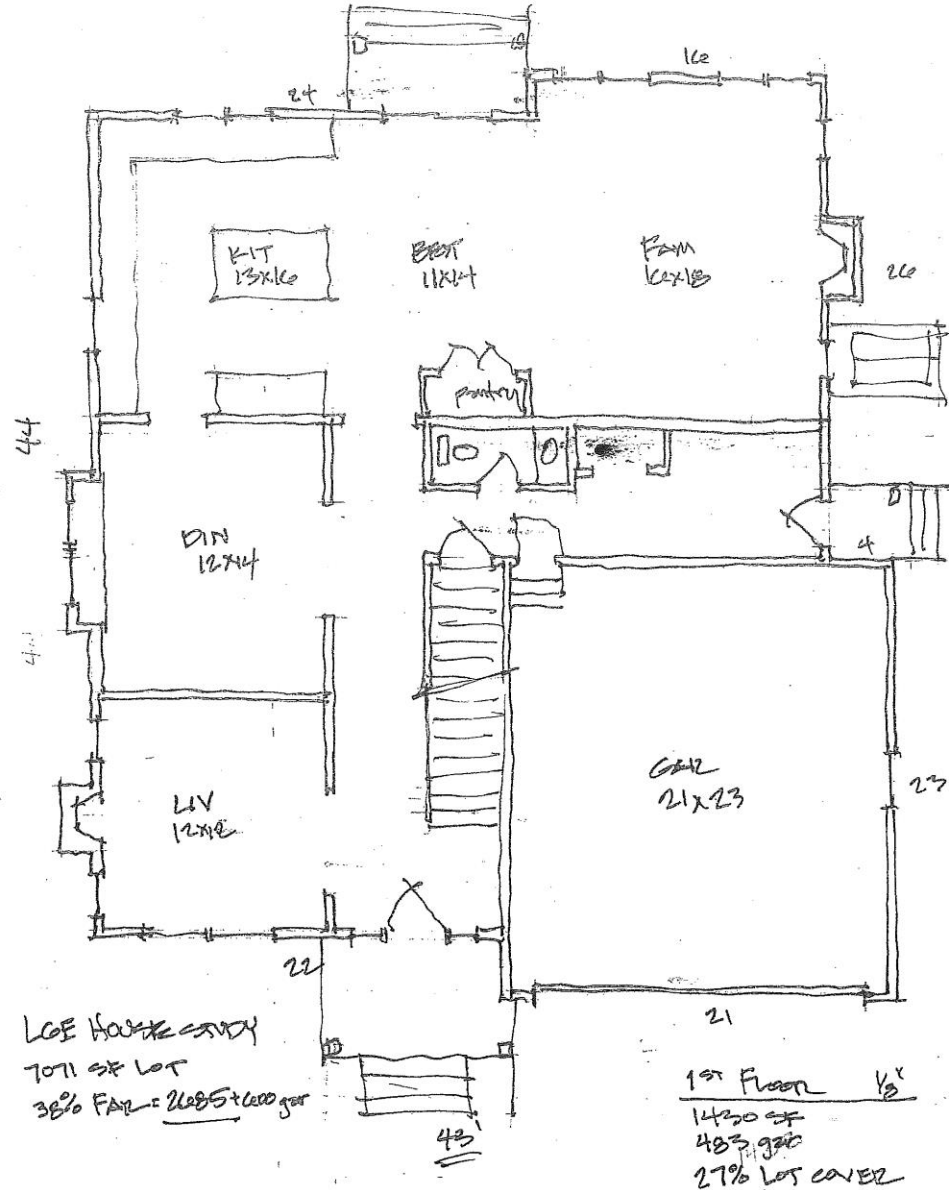


Front 1/2

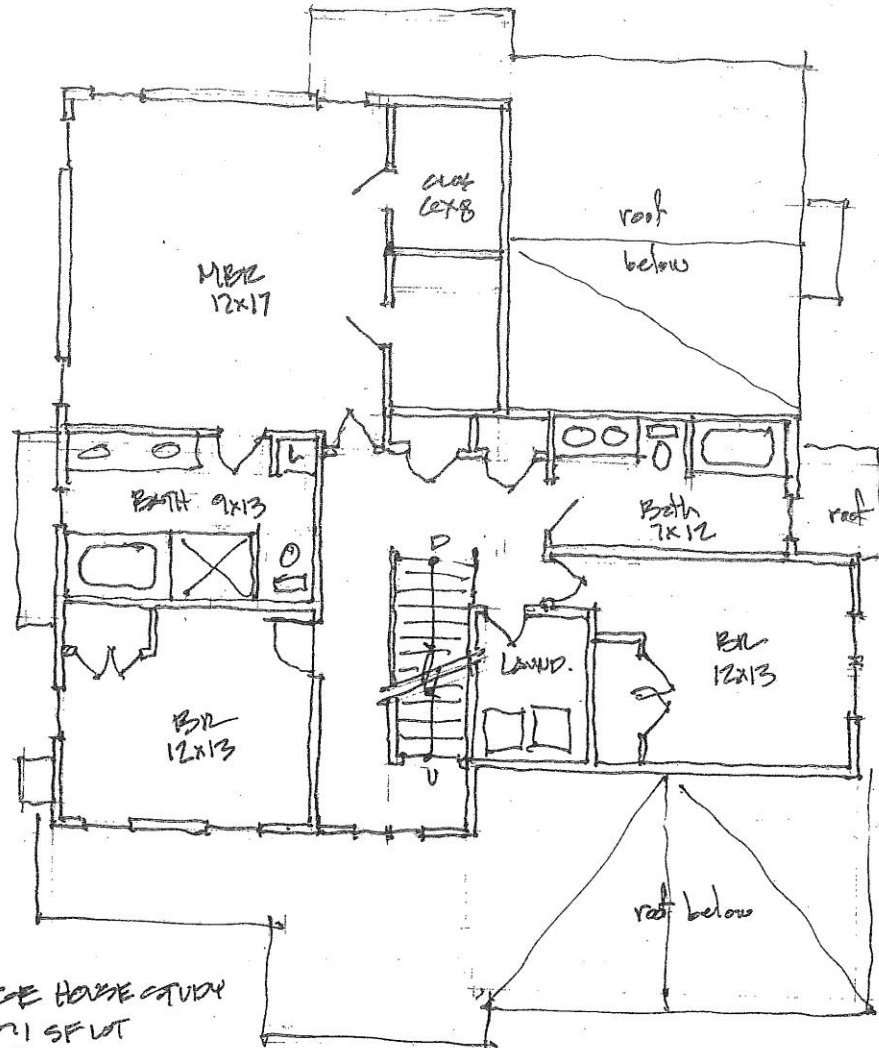


Right 1/2

B



1767
11
2890 + 600

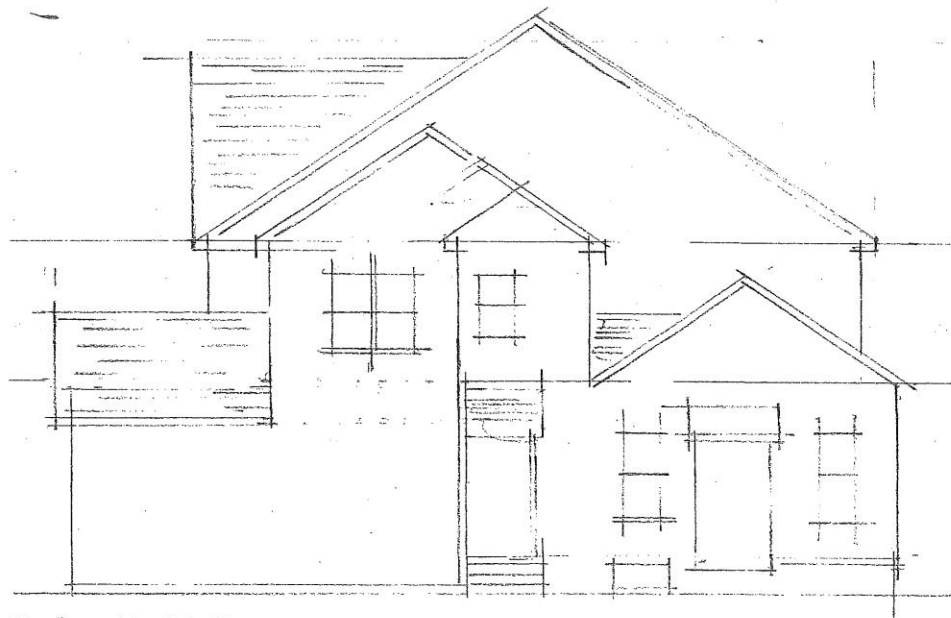


LCE HOUSE STUDY
 7071 SF LOT
 38% FAR

FL 2 1/8"
 1250 SF



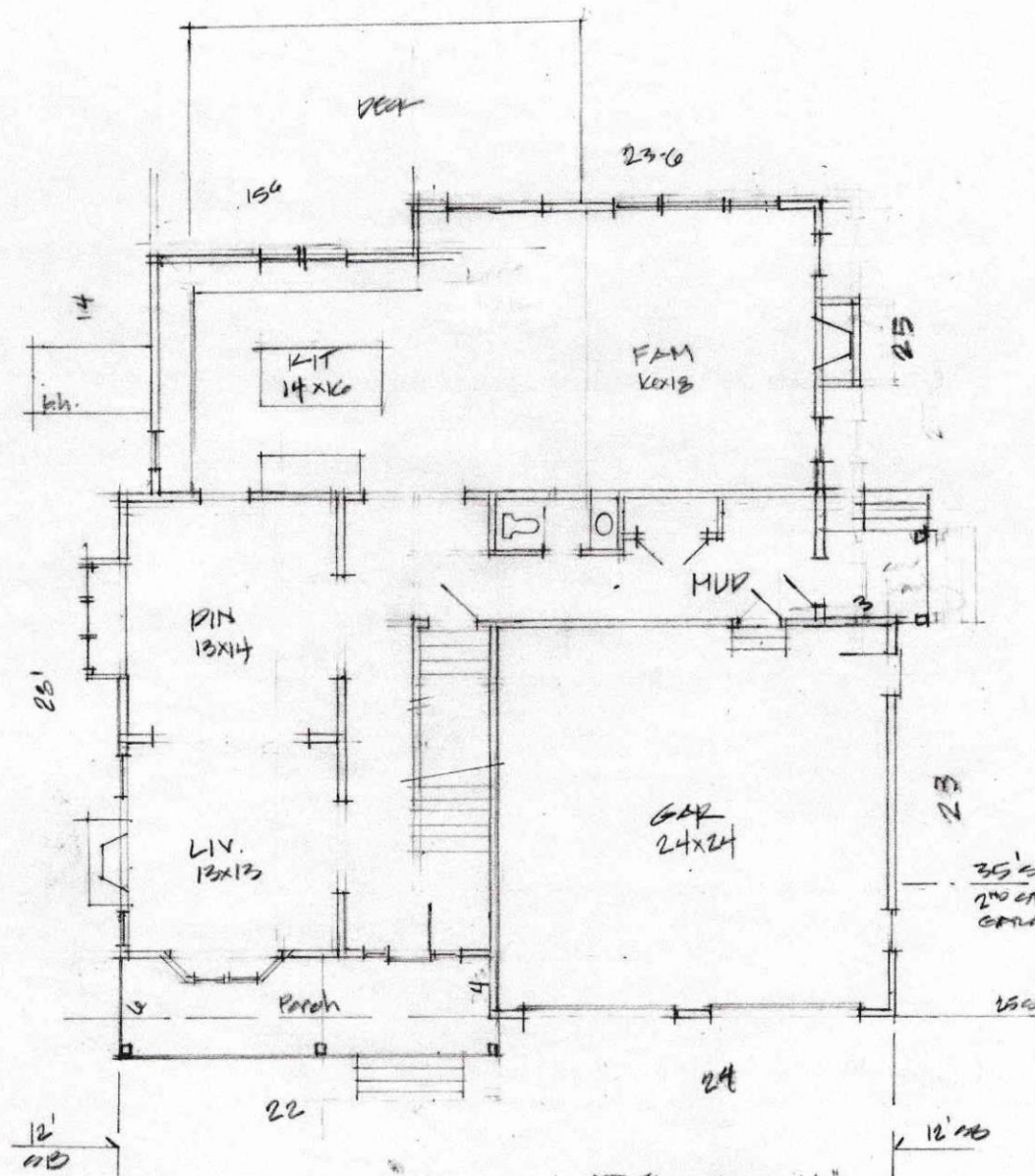
FRONT ELEV



SIDE ELEV

LGE HOUSE STUDY
38% FAR 7071 SF LOT

C

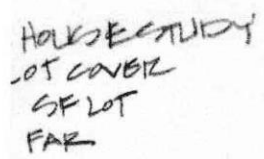


LGE HOME STUDY
 28% LOT COVER
 2071 SF LOT
 40 FAR = 2928 SF

1920 SF ALLOW
 1974 SF PROP

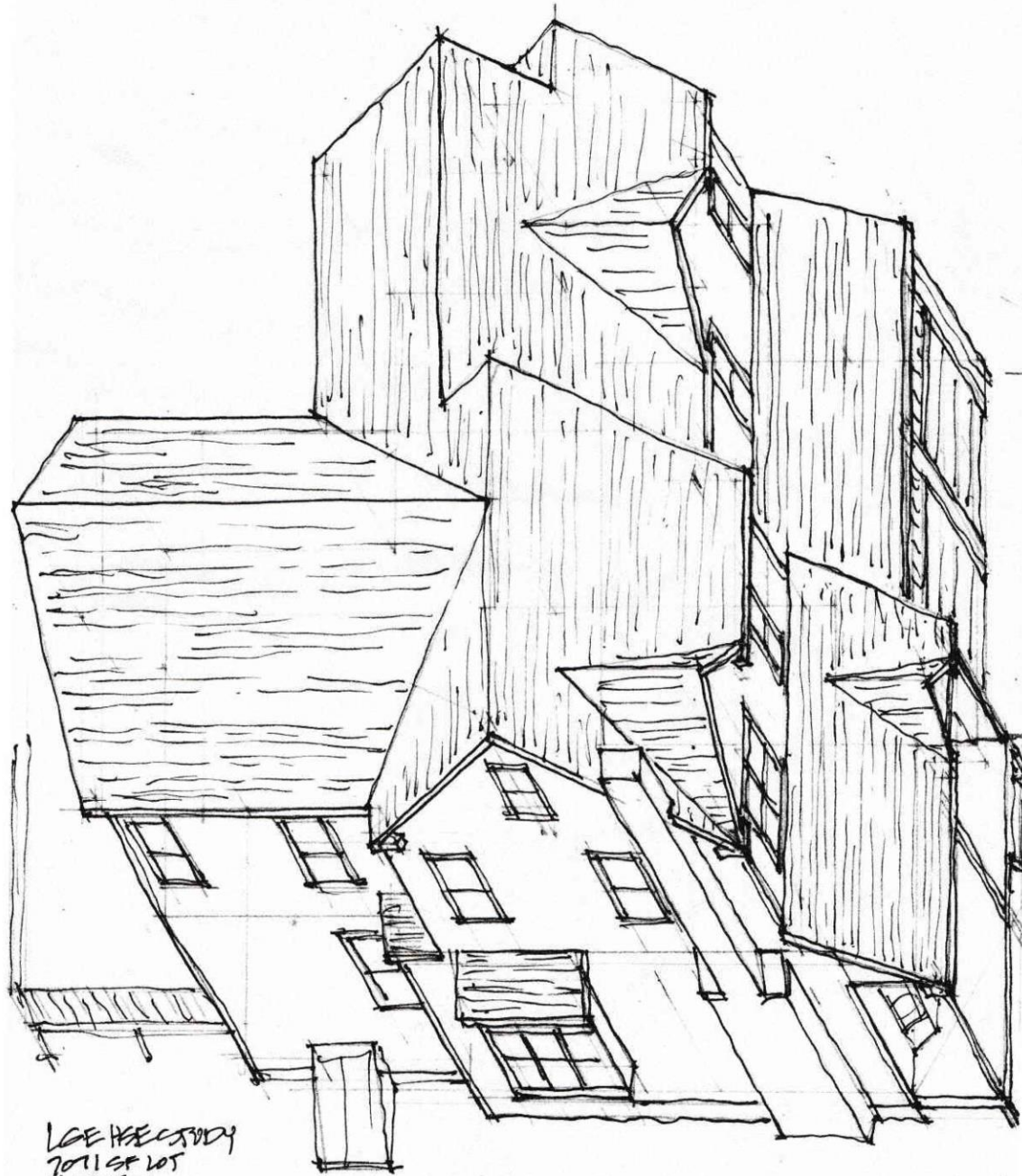
1st FLOOR 1/8"
 1422 SF
 552 SF GAR
 2827 TOTAL LIVING

12.5



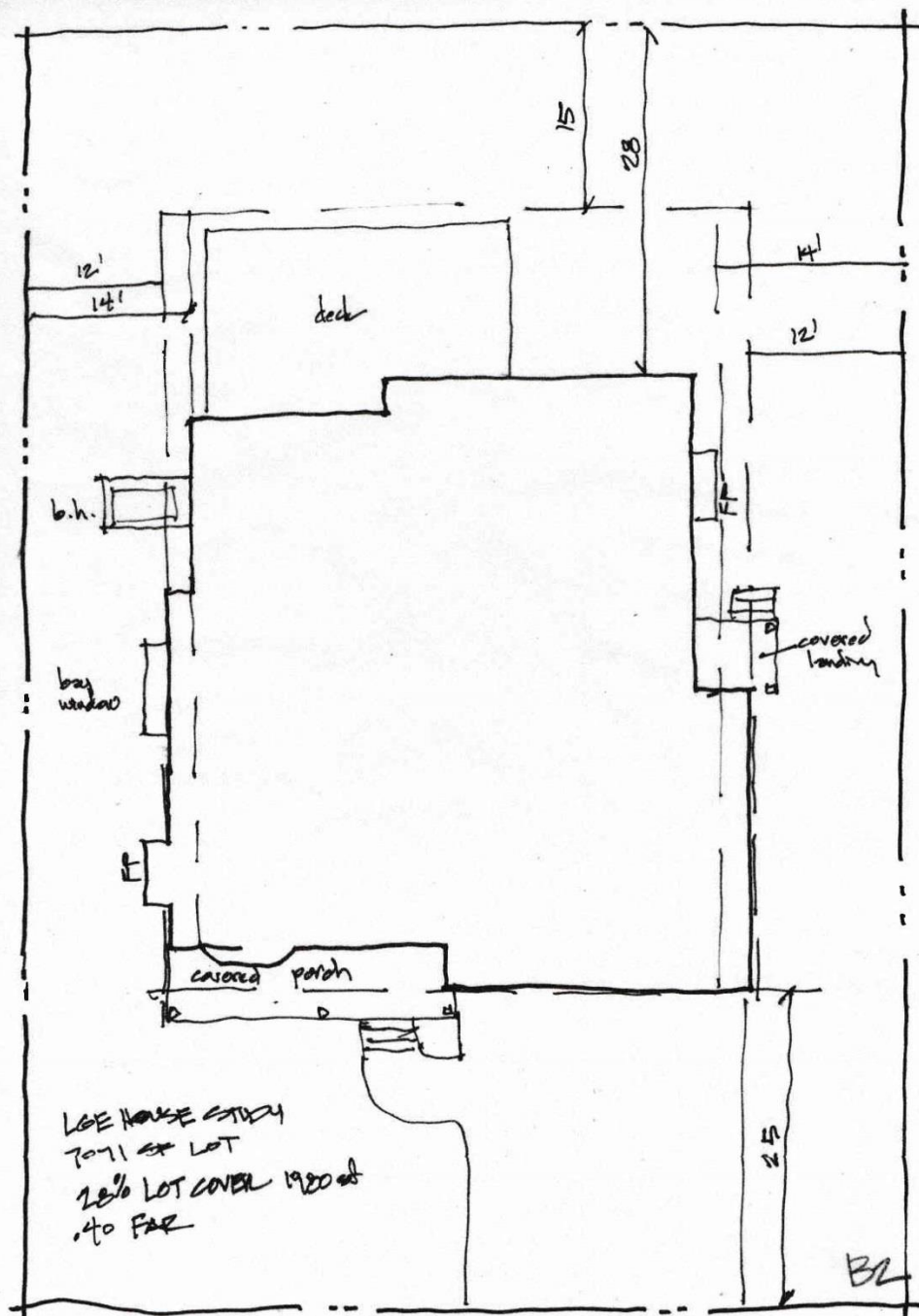
2nd Floor V211
1405 CF

B2



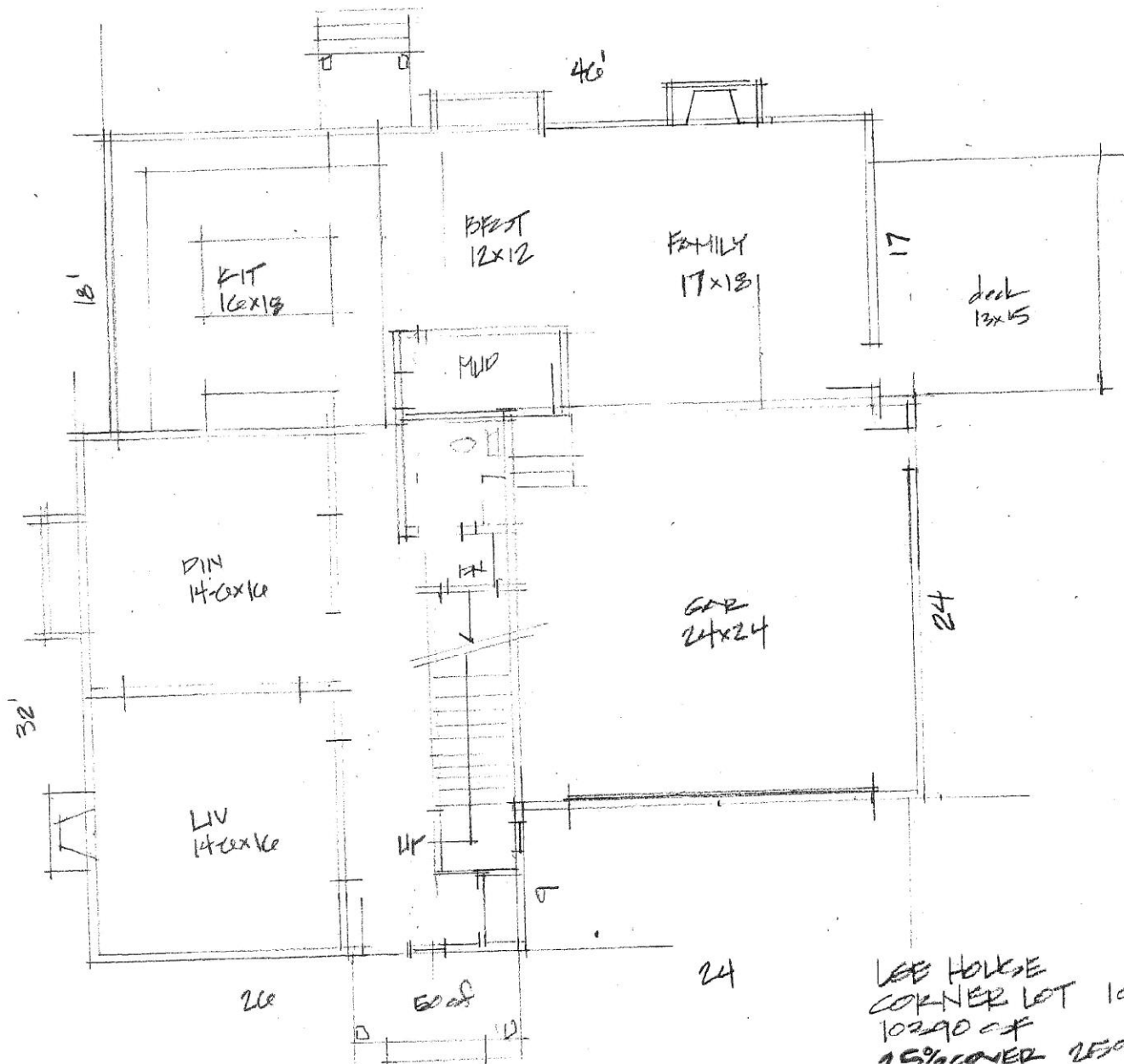
LGE HECTORY
7011 SF LOT
40% FAR
23% LOT COVER

B-2



LOE HOUSE STUDY
70-71 ST LOT
28% LOT COVER 1920 est
.40 FAR

BZ



D

Lot Size FAR scale, proposed

Lot Size (square feet)	FAR	Maximum House size (does not include basement or attic. 600 sf additional allowed for garage)
7,500 and under	.40	7,500 sf lot → 3,000 square feet
7,501 – 8,999	.38	8,500 sf lot → 3,230 square feet
9,000 – 9,999	.38	9,500 sf lot → 3,610 square feet
10,000 – 10,999	.38	10,500 sf lot → 3,990 square feet
11,000 – 11,999	.36	11,500 sf lot → 4,140 square feet
12,000 – 12,999	.35	12,500 sf lot → 4,375 square feet
13,000 – 13,999	.34	13,500 sf lot → 4,590 square feet
14,000 – 14,999	.33	14,500 sf lot → 4,785 square feet
15,000 and greater	.32	15,500 sf lot → 4,960 square feet

Lot Size Distribution in SRB District

Lot Size	Lot Count	Percentage Allocation
Under 5,000	32	.4
5,000 thru 7,500	597	8.3
7,500 thru 10,000	1,121	15.6
10,000 thru 12,500	3,261	45.3
12,500 thru 15,000	1,053	14.6
Over 15,000	1,136	15.8
Total	7,200	

Table of Lot Size Ranges

	Lot Size (SF)	% Coverage	Allowable Coverage (SF)
Single Residence B	7500 or more	25	1875 or more
	7000-7499	26	1820-1950
	6500-6999	27	1755-1890
	6000-6499	28	1680-1820
	5500-5999	29	1595-1740
	5499 or less	30	1650 or less
General Residence	9000 or more	30	2700 or more
	8500-8999	31	2635-2790
	8000-8499	32	2560-2730
	7500-7999	33	2475-2640
	7000-7499	34	2380-2550
	6999 or less	35	2450 or less